

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61819
Petitioner: ALBION LLC, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0507026

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$495,320

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 8th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 61819

STATE OF COLORADO
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STIPULATION (As To Tax Year 2012 Actual Value)

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Albion LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:
A. Legal description: Unit B, Northend Office Building Condominiums 1st Amendment
B. Street address: 1503 Yarmouth Avenue, #B, Boulder, CO. 80304
2. The subject property is classified as commercial improved.
3. The County Assessor assigned the following actual value to the subject property for tax year 2012:

Total	\$ 701,975
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$ 701,975
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5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2012 actual value for the subject property:

Total \$ 495,320

Petitioner's Initials ERS
Date 1-31-2013

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STIPULATION (As To Tax Year 2012 Actual Value)

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- 6. Brief narrative as to why the reduction was made: after an inspection of the subject and a review of market data were completed, the parties agreed that an adjustment to the actual value was in order.
- 7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 22, 2013 at 8:30 am, be vacated.
- 8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 31st day of JANUARY, 2013.

Eric R. Steiner

Petitioner or Attorney # 6555

Address:

2325 RANO AVE
COLORADO SPRINGS CO
80905

Telephone:

719 632-1224

[Signature]

MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

JERRY ROBERTS
Boulder County Assessor

By: [Signature]

SAMUEL M. FORSYTH
Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844